

THE SHOPPES AT NEW CARROLLTON

NEW CARROLLTON, MD | 7710 RIVERDALE ROAD

BROAD STREET



**Highly Desirable, Endcap Pad Site
Opportunity with Drive-Through**
3,800 SF Available

THE SHOPPES AT NEW CARROLLTON

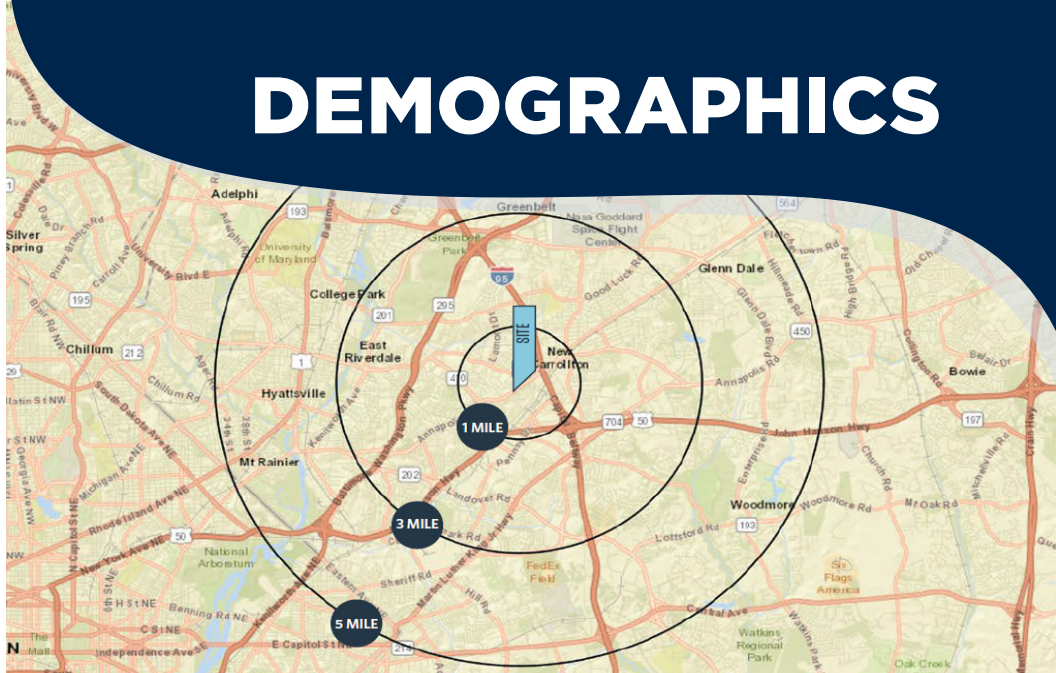
NEW CARROLLTON, MD | 7710 RIVERDALE ROAD

2023 DEMOGRAPHICS

	1 MILE	3 MILES	5 MILES
2023 POPULATION	18,395	144,396	327,628
MEDIAN HOUSHOLD INCOME	\$69,466	\$74,690	\$80,634
AVERAGE HOUSEHOLD INCOME	\$86,592	\$92,498	\$99,739
MEDIAN AGE	37.4	37.6	36.8
DAYTIME EMPLOYEES	7,767	58,453	146,471
TOTAL CONSUMER SPENDING	\$179M	\$1B	\$3B
TRAFFIC COUNT	Riverdale Rd/ Annapolis Rd SE: 14,313 VPD	Annapolist Rd/ 85th Ave SW: 45,414 VPD	



DEMOGRAPHICS



2023 POPULATION BY RACE

	1 MILE	3 MILES	5 MILES
CAUCASIAN	6K	47K	109K
AFRICAN AMERICAN	10K	85K	187K
AM. INDIAN & ALASKAN	410	2K	4K
ASIAN	669	5K	15K
HAWAIIAN & PACIFIC ISLAND	24	306	718
OTHER	44`	3K	8K
HISPANIC ORIGIN	6K	46K	85K

Note: Percentages are rounded up

THE SHOPPES AT NEW CARROLLTON

NEW CARROLLTON, MD | 7710 RIVERDALE ROAD

THE CENTER



253,574 SF center anchored by Lowe's and Shoppers in New Carrollton, MD.

Well located at the signalized intersection of Annapolis Road (Rt. 450) and Riverdale Road.



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MARKET AERIAL



NEW CARROLLTON

JCPenney
★ macy's
OLD NAVY
TARGET
OUTBACK ROSS
Marshall's
Chick-fil-A
PRINCE GEORGES PLAZA

MEGA MART
Your favorite. Your value.

Firestone
♥ CVS

GLENRIDGE CENTER
Giant

CAPITAL PLAZA
ROYAL FARMS
Capital One
Walmart

THE SHOPPES AT NEW CARROLLTON
Lowe's
K&G FASHION
SPORTS

CARROLLTON SHOPPING CENTER
FOODWAY
COZI FURNITURE
BEAUTY CARE

NEW CARROLLTON TOWN CENTER
Four Points Sheraton
IHOP

STAPLES
DEFENSE SHOPPING CENTER

CVS
Bank Financial Group

LANHAM CROSSING SHOPPING CENTER
Retro Fitness

BELTWAY 30 SHOPPING CENTER
VCF VALUE CITY FURNITURE
FORMAN MILLS

TJ-maxx
ALDI
ENTERPRISE SHOPPING CENTER

DODGE PLAZA
WELLS FARGO
McDonald's
Popeye's
Advance Auto Parts

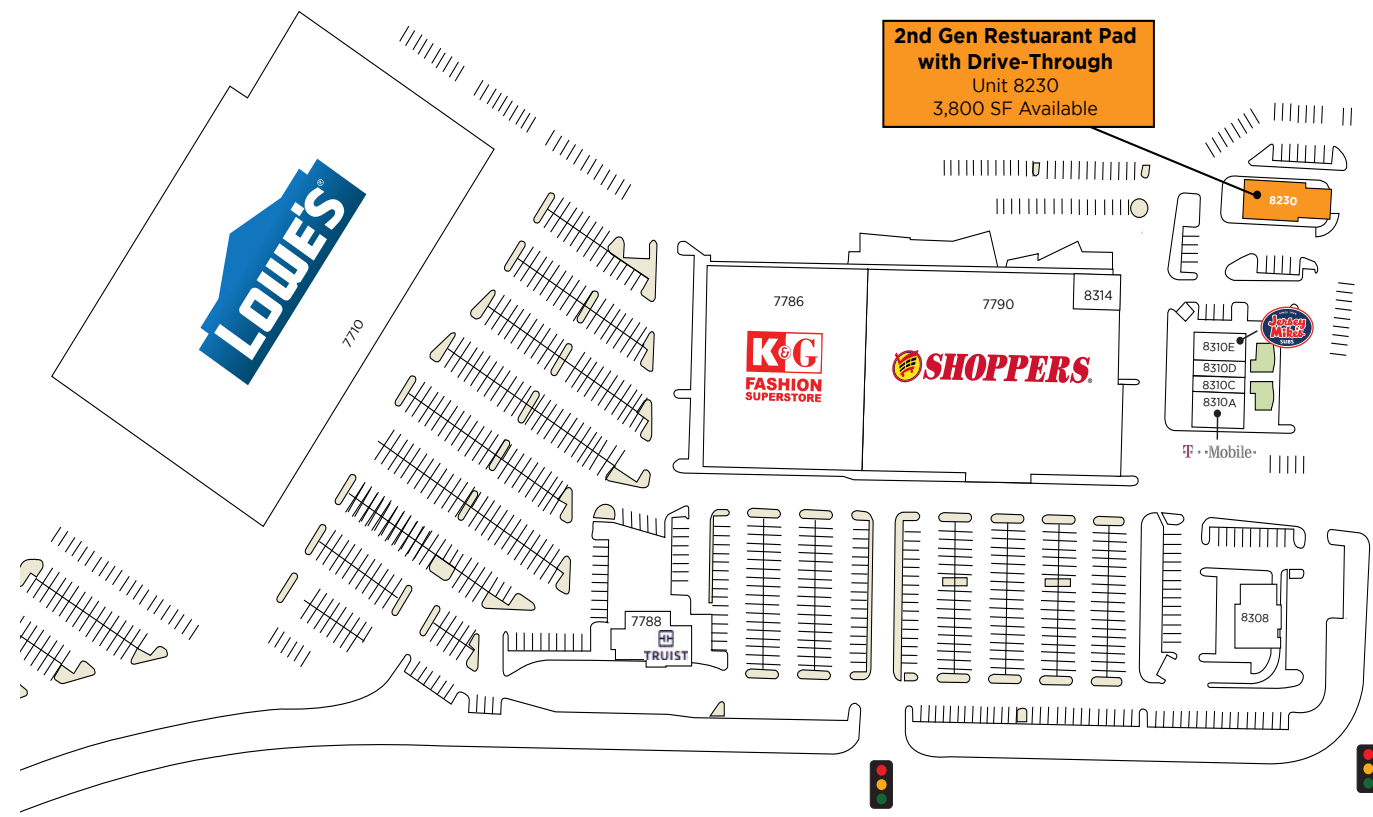
WOODMORE TOWNE CENTER
COSTCO WHOLESALE
Wegmans Party City
OLD NAVY JCP noddles
FITNESS BEST BUY

PROPOSED FBI HEADQUARTERS

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SITE PLAN



UNIT	SF	TENANT
7710	135,197	Lowe's
7786	38,678	K&G Fashion Superstore
7790	62,76	Shopper's
8314	2,245	Meineke Car Care
8310E	1,440	Jersey Mikes
8310D	960	Another Level Cutz
8310C	1,250	Boom Boom Crab
8310A	2,265	T-Mobile
PAD A	4,000	Truist
PAD B	3,657	Wendy's
PAD C	3,800	AVAILABLE - 2nd Gen Restaurant Pad with Drive Through

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SPACE AVAILABLE



**Endcap Pad Site Opportunity
with Drive-Through**

2nd Gen Restaurant
3,800 SF Available

About Broad Street Realty

Broad Street Realty, Inc., is a vertically integrated and self-managed publicly owned real estate company that has grown their owned portfolio to 15 shopping centers and 2 Million square feet of retail in the Mid-Atlantic Region and the Denver Urban Corridor. The company has extensive experience in real estate development, property management, asset management, and both landlord and tenant representation. Broad Street Realty maintains offices in Washington DC, Virginia, Maryland and Colorado.



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